

LAW OFFICES OF

ERNEST S. COOKERLY

ERNEST S. COOKERLY
FLOYD L. PARKS

CHESTERTOWN, MARYLAND 21620

TELEPHONE
778-2112

August 18, 1976

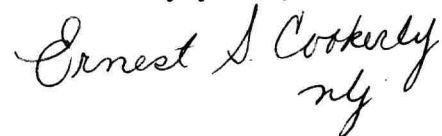
Mr. William R. Nuttle
Queen Street
Chestertown, Maryland 21620

Dear Bill:

When it rains, it pours. We had you do some work for the County on the property in Galena namely the parcel adjoining the Woods property. I was ready to transfer the other parcel when it was discovered that Mr. Metcalfe's survey was 180 degrees off.

Will you please give us a corrected description as soon as possible. Time is of the essence. The reference deed is Justine P. Woodall, widow, to the Liquor Control Board of Kent County, Maryland, dated February 2, 1948, and recorded in Liber W.H.G. No. 5, Folio 573.

Sincerely yours,

A handwritten signature in cursive script that reads "Ernest S. Cookerly" with a stylized "nly" at the bottom right.

Ernest S. Cookerly

ESC/nlj

DESCRIPTION OF THE LANDS OF THE COUNTY COMMISSIONERS OF KENT
COUNTY, GALENA, FIRST DISTRICT, KENT COUNTY, MD.

Beginning for the same at a point on the back of the curb on the north side of Md. Rte. 213, said point being the southeast corner of the herein described lands and the southwest corner of the County Liquor Dispensary lot; and running, thence, by and with the back of the curb on the north side of Md. Rte. 213 N 87 07 40 W 76.80' to a line of agreement between the herein described lands and the lands of Margaret Wood; thence, by and with said line of agreement with Wood N 01 53 40 W - 6.72' to a marble monument marked "W.T.W." and N 01 53 40 W - 187.23' to an iron pipe and the lands of Donald E. Othoson; thence, by and with said Othoson lands S 87 27 40 E - 15.04' to an iron pipe and the lands of Hamilton & Bennett; thence, by and with said Hamilton & Bennett lands S 84 24 40 E - 71.05' to an iron pipe and the lands of John R. Alfree, Jr.; thence, by and with said Alfree lands S 0 47 30 W - 68.00' to an iron pipe; thence, still by and with said Alfree lands and with the lands of Donald L. Marvel S 0 47 30 W - 65.83' to a concrete monument at the northwest corner of the County Liquor Dispensary lot; thence, by and with the west side of said lot S 0 47 30 W - 56.34' to the place of beginning. Containing in all 0.358 acres of land, more or less.

Subject to a 15' right-of-way running parallel to and adjacent to the line of agreement between the herein described lands and the lands of Wood, from Md. Rte. 213 to the lands of Donald E. Othoson.

February 4, 1977.

William R. Nuttle.

DESCRIPTION OF THE LIQUOR CONTROL BOARD OF KENT COUNTY
LANDS, GALENA, FIRST DISTRICT, KENT COUNTY, MD.

Beginning for the same at a point on the back of the curb on the north side of Md. Rte. 213, said point being the southwest corner of the herein described lands and the southeast corner of the lands of the County Commissioners of Kent County (the former Ireland lot); and running, thence, by and with said Ireland lot N 0 47 30 E - 56.34' to a concrete monument and the lands of Donald L. Marvel; thence, by and with said Marvel lands S 86 04 30 E - 30.00' and S 0 47 30 W - 55.79' to the back of the curb on the north side of Md. Rte. 213; thence, by and with the north side of said road N 87 07 40 W - 29.97' to the place of beginning. Containing in all 1679 square feet of land, more or less.

August 23, 1976.

William R. Nuttle.

WH65/573

Justine P. Woodall to Liquor Control Bd. of Kent County

Beginning for the same at a hub set at the northwesterly corner of the lot as a whole and on the southerly line of the aforesaid mentioned Galena - Chestertown State Road (50' wide at this point) said hub is $S 81^{\circ} 48' E - 221.80$ from the southeasterly corner of intersection of the above mentioned State Road and the Galena - Georgetown State Road which is 54' wide at this point, and running

(1) Thence by and with the southerly side of the Galena - Chestertown State Road $N 81^{\circ} 48' W - 30.00$ to a hub

(2) Thence by and with a division line of the lands intended to be conveyed the two following courses and distances

$S 05^{\circ} 15' W - 50.00$ to a hub

$S 81^{\circ} 48' E - 30.00$ " " " set in the line of the lands of the Ireland heirs.

(3) Thence, by and with the said Ireland lands

$N 05^{\circ} 15' E - 50.00$ to the point of beginning

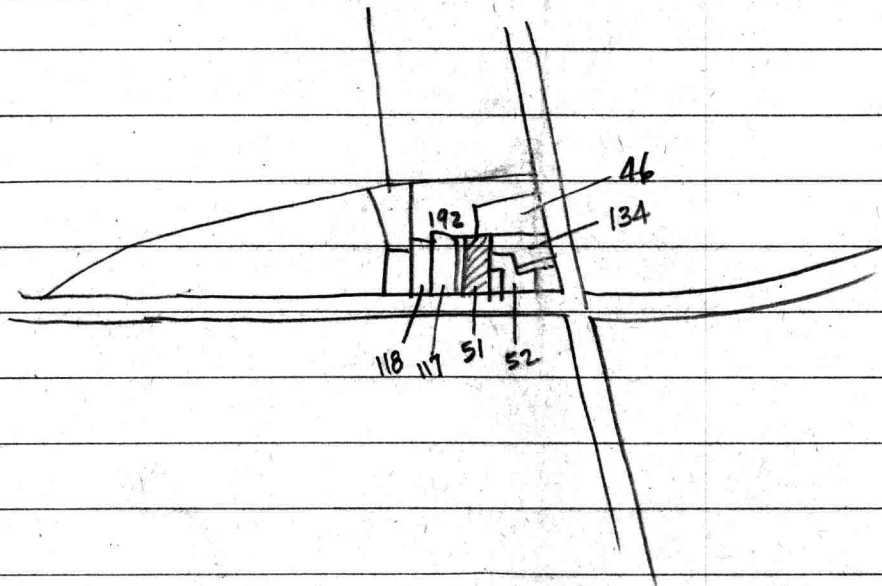
Containing 0.0344 acres of land, more or less, according to a survey made by J.B. Nutcalf dated January 1948

Ireland, Kitty & Frances R. Gillespie

R-15-51-D1

O.C. 2971 WHG 29/55

Map 15



✓ 51 - Co. Comm. of Kent Co.

EHP 46/695

✓ 52 - Donald L. Marvel

EHP 31/171

✓ 46 - Sarah Hamilton & N.H. Bennett

EHP 27/724

✓ 117 - James E. Wood

WHG 74/290

118 - Francis R. Gillespie

EE 1/524

✓ 134 - John R. Alfree, Jr.

EHP 32/711

✓ 192 Donald E. Othoson

WHG 69/154

& EHP 46/693

Kent County Liquor Disp.

no ref.

EHP 46/695 - lot on N side rd. from Salena to
Chestertown 85' on rd. with even depth of
184', bounded on E by James E. Woodall, &
James D. Davis, Jr., N by W.A. Hyland
and Frank H. Ruth, W by Wm. T. Wood.
Subject to grant of easement to Donald E. Othoson
(see EHP 46/693)

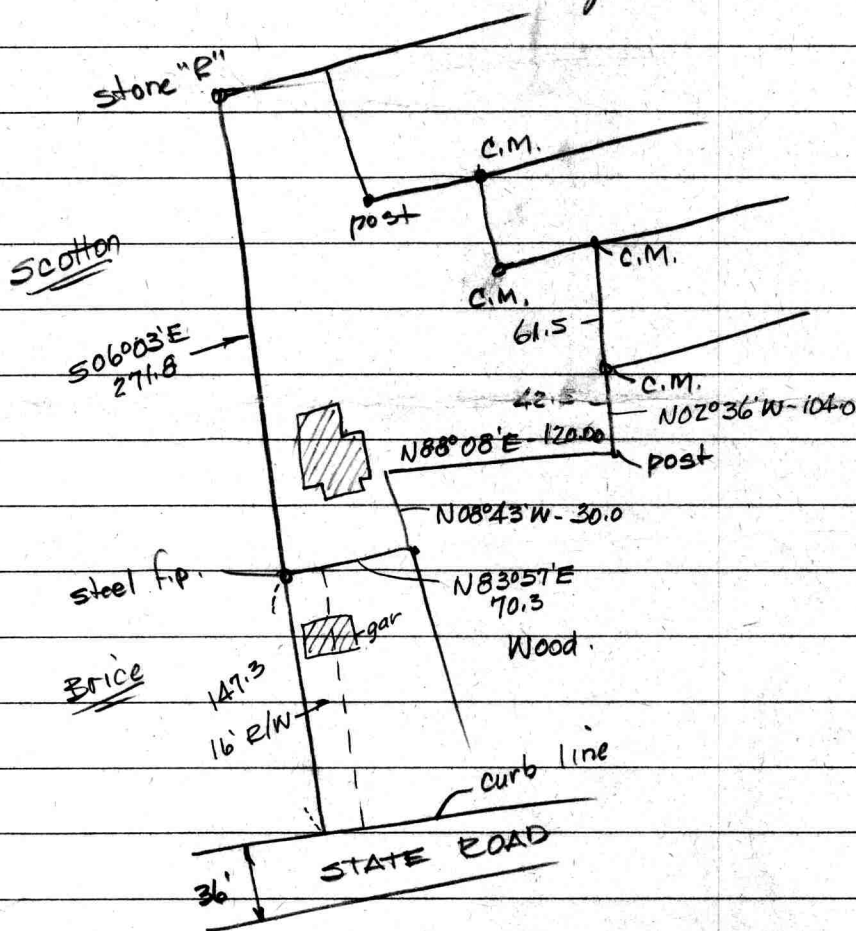
Subject to grant to Town of Salena EHP 5/504

EHP 46/693 - 15' easement for ingress & egress, parallel and adjacent to Margaret Wood.
EHP 5/504 - sewer line easement - not defined

WHG 74/290 - Wood

property N side Chest. - Galena road
adjoining F.H. Ruth and Annie E. Ireland
frontage 100', depth 175

WHG 69/154 - Metcalfe 1960



EE1/524 - Will of Frank Hazel Ruth - 1928
gives all property to Lena Ireland Ruth

Conveyances to Frank Hazel Ruth

APR 3/186 from

APR 5/370 to

APR 6/41 to

JTD 23/195 from

SGF 1/137

~~forget it~~

May 15, 1973.

County Commissioners of Kent County
Chesterdown, Md.

Gentlemen:

I apologize for the long delay.

Several weeks ago I ran a traverse around the county property in Calena, locating the points necessary to make a decision on the property lines. Mrs. Wood was not home at that time, but I did locate enough to determine the west and north lines of her lot.

Both the Wood and County properties are rather vaguely described, giving just the width and depth of the lots. There appears to be no evidence of physical nature defining the line between the two. Based upon the deed descriptions, poor as they are, there appears to be an overlap and a gap. It is my opinion that there should be a line of agreement established between the County and Wood. I have enclosed several copies of a sketch to illustrate the problem.

I would be happy to meet with a representative of the County and Mrs. Wood at your convenience.

Sincerely yours,

Carbon sent
to Mrs. Wood - Nov. 28, 1973

The County Commissioners of Kent County

ROLAND T. LARRIMORE
PRESIDENT
CHESTERTOWN, MD.
S. GLYN EDWARDS
MEMBER
ROCK HALL, MD.
C. DAVID HAACKE
MEMBER
CHESTERTOWN, MD.

Chestertown, Maryland 21620
TELEPHONE 301-778-4600
EXT. 34

KATHRYN N. PINDER
ADMINISTRATIVE ASSISTANT
ERNEST S. COOKERLY
ATTORNEY TO COMMISSIONERS

May 26, 1976

Mr. William Nuttle
Chestertown, Maryland

Re: Galena Liquor Store Property

Dear Mr. Nuttle:

According to our records, you surveyed the Galena Liquor Store Property for us in 1974, however, we fail to locate this survey in our file and if a duplicate copy is available, we would appreciate receiving one.

Thank you for your cooperation.

Very truly yours,

THE COUNTY COMMISSIONERS
OF KENT COUNTY, MARYLAND

Roland T. Larrimore
Roland T. Larrimore, President

S. Glyn Edwards
S. Glyn Edwards, Member

C. David Haacke
C. David Haacke, Member

KNP/jff



The County Commissioners of Kent County

S. GLYN EDWARDS

PRESIDENT
ROCK HALL, MD.

ROBERT L. DAVIS

VICE PRESIDENT
CHESTERTOWN, MD.

ROLAND T. LARRIMORE

MEMBER
CHESTERTOWN, MD.

Chestertown, Maryland 21620

TELEPHONE 778-4600

EXT. 34

KATHRYN N. PINDER

CLERK TO COMMISSIONERS

ERNEST S. COOKERLY

ATTORNEY TO COMMISSIONERS

May 7, 1973

Mr. William Nuttle, Surveyor
P. O. Box 371
Chestertown, Maryland 21620

Dear Mr. Nuttle:

We have recently purchased property in Galena from Frances R. Gillespie and Kitty C. Ireland and would like to have it surveyed at the earliest possible date. Mrs. Margaret Wood, a neighbor, has indicated she would like to know when the property is being surveyed so she might have a survey made at the same time, therefore; we are sending her a copy of this letter and suggest you contact her.

Thank you for your cooperation.

Very truly yours,

THE COUNTY COMMISSIONERS
OF KENT COUNTY, MARYLAND

S. Glyn Edwards

S. Glyn Edwards, President

Robert L. Davis

Robert L. Davis, Vice President

Roland T. Larrimore

Roland T. Larrimore, Member

KNP/jff

cc: Mrs. Margaret Wood
Galena, Maryland



The County Commissioners of Kent County

S. GLYN EDWARDS

PRESIDENT
ROCK HALL, MD.

ROBERT L. DAVIS

VICE PRESIDENT
CHESTERTOWN, MD.

ROLAND T. LARRIMORE

MEMBER
CHESTERTOWN, MD.

Chestertown, Maryland 21620

TELEPHONE 778-4600

EXT. 34

KATHRYN N. PINDER

CLERK TO COMMISSIONERS

ERNEST S. COOKERLY

ATTORNEY TO COMMISSIONERS

October 25, 1972

Mr. William Nuttall
Chestertown, Maryland

Dear Mr. Nuttall:

We have recently purchased property in Galena from Frances R. Gillespie and Kitty C. Ireland and would like to have it surveyed at the earliest possible date. Mrs. Margaret Wood, a neighbor, has indicated she would like to know when the property is being surveyed so she might have a survey made at the same time, therefore; we are sending her a copy of this letter and suggest you contact her.

Thank you for your cooperation.

Very truly yours,

THE COUNTY COMMISSIONERS
OF KENT COUNTY, MARYLAND

S. Glyn Edwards

S. Glyn Edwards, President

Robert L. Davis

Robert L. Davis, Vice President

Roland T. Larrimore

Roland T. Larrimore, Member

KNP/jff

cc: Mrs. Margaret Wood

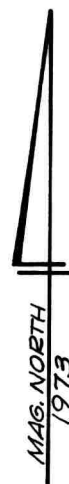


HAMILTON & BENNETT



DONALD E. OTHOSON

HAMILTON & BENNETT



S 87° 27' 40" E - 15.04'

S 84° 24' 40" E - 71.05'

193.99'

68.00'

JOHN R. ALFREE, JR.

MARGARET WOOD

0.358 Acres±

LINE OF AGREEMENT
187.23'
15' RIGHT-OF-WAY

DONALD L. MARVEL

C.M. (buried)

COUNTY LIQUOR
DISPENSARY

Marble monument
marked "W.T.W"

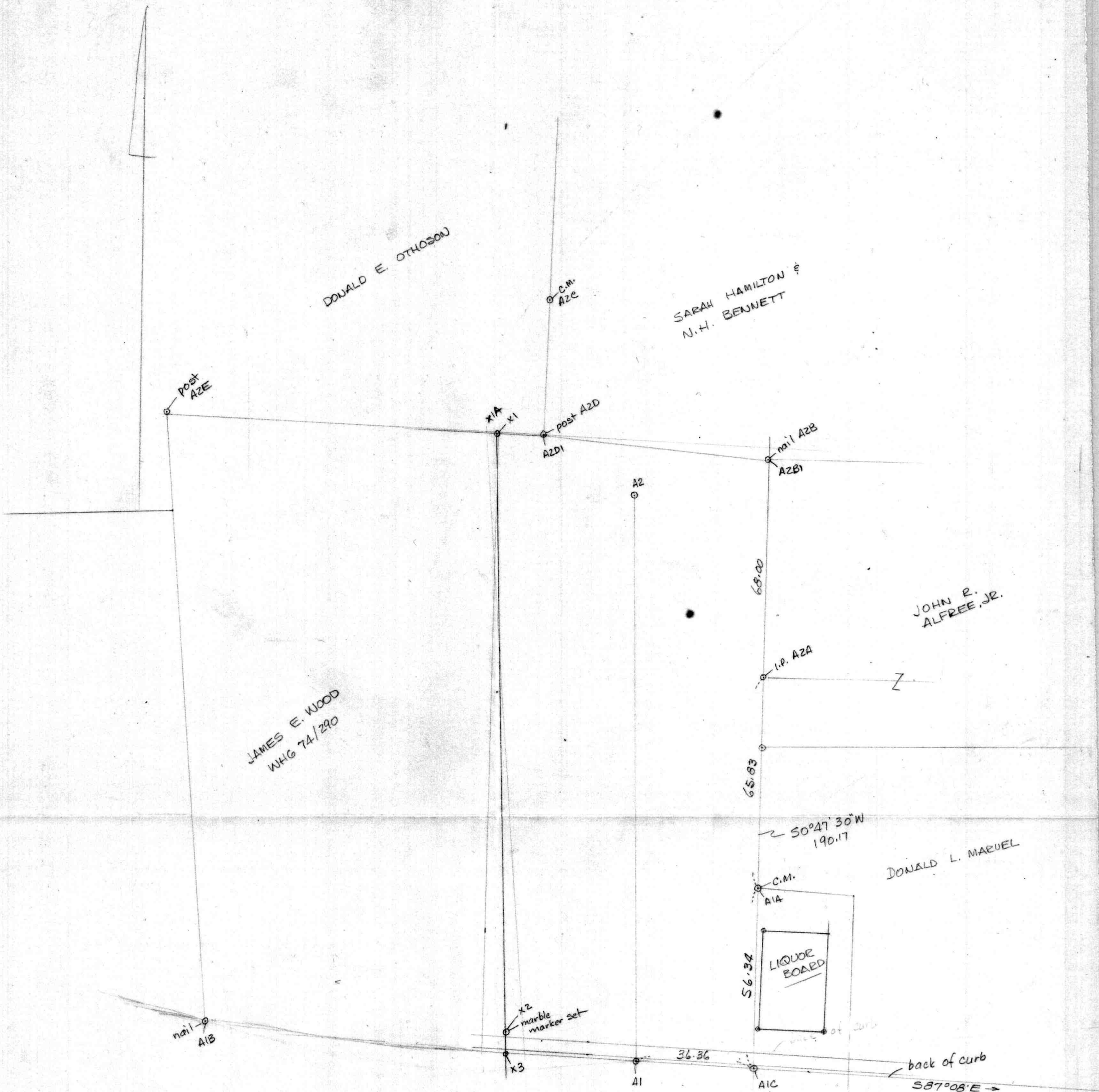
back of curb
N 87° 07' 40" W - 76.80'

U.S. RTE. 213

PLAT OF A SURVEY OF THE
CO. COMM. OF KENT COUNTY LANDS
GALENA, KENT COUNTY, MD.

Scale 1"=30' Feb. 1974.
William R. Nuttle, Reg. Surveyor
Chestertown, Md.

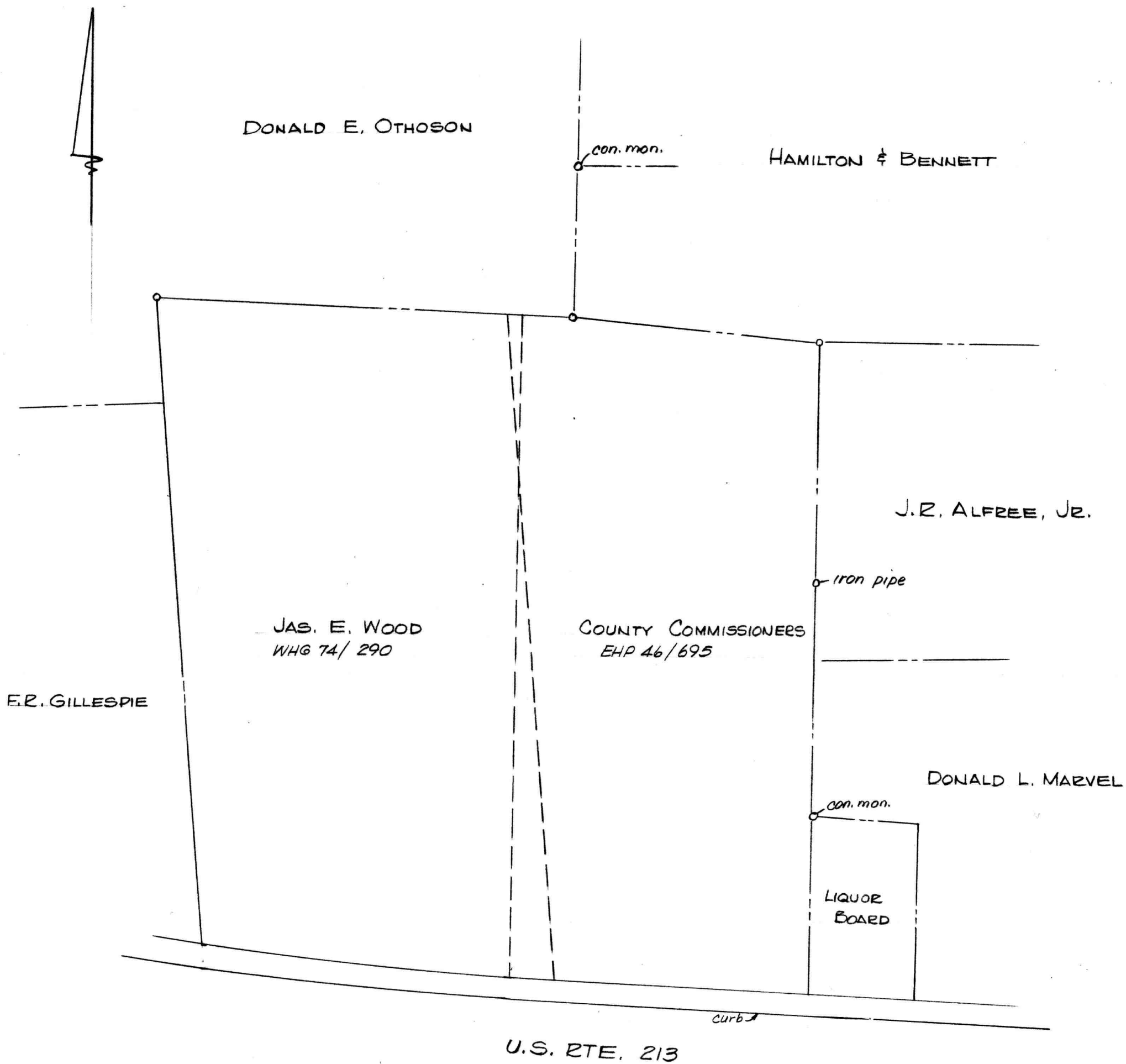
I.P. = iron pipe
C.M. = concrete monument



CO. COMM. OF KENT COUNTY
GALENA
Scale 1" = 30'
May 1973

56.34
65.83
68
190.17

101.69
252.81
354.50
98.17
452.67



SKETCH SHOWING OVERLAP BETWEEN

WOOD AND COUNTY LANDS

GALENA, KENT COUNTY, MD.

Scale 1"=30' May 1973.

William R. Nuttle, Reg. Surveyor
Chestertown, Md.